

ANNEXATION MAP

ST. VRAIN STATE PARK ANNEXATION NO. 2

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO  
SHEET 1 OF 3

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT WE, STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION AND THE BOARD OF PARKS AND OUTDOOR RECREATION, AND STATE OF COLORADO, COLORADO STATE BOARD OF LAND COMMISSIONERS, BEING THE SOLE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO WIT:

A TRACT OF LAND LOCATED IN SECTION 3 AND IN THE E1/2 OF SECTION 4, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS S00°29'13"W, 2668.40 FEET (BASIS OF BEARING), THENCE S89°40'11"W, 234.90 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 3 TO THE WESTERLY LINE OF PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 [PROJECT I 092-1 (1)] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 15, 1958, IN BOOK 1500 AT PAGE 553 OF THE RECORDS OF WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTHERLY, 30.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 0°08'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S02°28'04"E, 30.02 FEET;

THENCE S89°40'11"W, 1754.28 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5 TO THE WESTERLY LINE OF RADEMACHER RECORDED EXCEPTION NO. 2534, A RECORDED EXEMPTION LOCATED IN THE SE1/4 OF SAID SECTION 3, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED AS RECEPTION NO. 2733409 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S05°37'24"W, 1588.60 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF;

THENCE S84°17'24"W, 240.58 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF;

THENCE S00°26'21"W, 937.33 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO THE NORTHERLY LINE OF PARCEL NO. 38 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 6, 1971, IN BOOK 638 AS RECEPTION NO. 1559975 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°46'03"W, 385.18 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO AN ANGLE POINT THEREOF;

THENCE N75°58'33"W, 105.70 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO AN ANGLE POINT THEREOF;

THENCE N89°33'03"W, 1642.70 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO ELMER MOORE AND CLARA MOORE AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 22, 1972, IN BOOK 670 AS RECEPTION NO. 1592181 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N00°47'14"E, 406.18 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 670 AS RECEPTION NO. 1592181 TO THE NORTHEAST CORNER THEREOF;

THENCE N89°32'46"W, 355.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 670 AS RECEPTION NO. 1592181 TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO DISTRIBUTION HOLDINGS, INC. AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 9, 1969, IN BOOK 610 AS RECEPTION NO. 1532469 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°32'46"W, 405.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 610 AS RECEPTION NO. 1532469 TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7;

THENCE S00°47'14"W, 356.25 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7 TO THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119;

THENCE N89°33'03"W, 30.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO THE WEST LINE OF THE SW1/4 OF SAID SECTION 3, ALSO BEING A POINT ALONG THE NORTHERLY LINE OF PARCEL NO. 33 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 3, 1970, IN BOOK 623 AS RECEPTION NO. 1544823 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N89°28'52"W, 30.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7;

THENCE N00°47'14"E, 2457.33 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE NORTH LINE OF THE SE1/4 OF SAID SECTION 4;

THENCE N00°26'53"E, 2567.48 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 26;

THENCE N89°33'07"E, 30.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 26 TO THE WEST LINE OF THE NW1/4 OF SAID SECTION 3;

THENCE S89°33'30"E, 30.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 26 TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7;

THENCE S00°26'53"W, 30.80 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED MAY 14, 2004, AS RECEPTION NO. 3180239 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S66°10'01"E, 189.54 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239 TO AN ANGLE POINT THEREOF;

THENCE S03°35'13"E, 232.66 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239 TO AN ANGLE POINT THEREOF;

THENCE S85°07'19"E, 244.69 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239 TO A NORTHEASTERLY CORNER THEREOF, ALSO BEING THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED MAY 14, 2004, AS RECEPTION NO. 3180239 OF THE RECORDS OF WELD COUNTY, COLORADO;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239:

THENCE S85°07'19"E, 67.05 FEET;

THENCE S49°30'20"E, 332.51 FEET;

THENCE S05°40'35"E, 489.21 FEET;

THENCE S87°38'47"E, 444.29 FEET;

THENCE S80°50'20"E, 338.03 FEET;

THENCE N71°32'07"E, 267.23 FEET;

THENCE N61°05'07"E, 239.25 FEET;

THENCE N40°32'44"E, 884.75 FEET TO THE EAST LINE OF THE NW1/4 OF SAID SECTION 3;

OWNER'S APPROVAL CONT

THENCE LEAVING THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239, S00°57'02"W, 443.31 FEET ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 3 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE STATE OF COLORADO AS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 25, 2002, AS RECEPTION NO. 2945897 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N23°35'13"E, 53.22 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2945897 TO AN ANGLE POINT THEREOF, ALSO BEING AN ANGLE POINT OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 7, 1991, AS RECEPTION NO. 2265474 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N73°24'40"E, 1383.42 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2265474 TO AN ANGLE POINT THEREOF;

THENCE N50°27'13"E, 440.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2265474 TO AN ANGLE POINT THEREOF;

THENCE S89°51'47"E, 568.77 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2265474 TO THE WESTERLY LINE OF PARCEL NO. 3 OF INTERSTATE HIGHWAY NO. 25 [PROJECT NH-IRCC 025-3(109)] CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN WARRANTY DEED RECORDED MAY 21, 1999, AS RECEPTION NO. 2695322 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S00°25'26"W, 7.50 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 3 OF INTERSTATE HIGHWAY NO. 25 TO THE SOUTHWEST CORNER THEREOF;

THENCE S89°50'54"E, 131.24 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 3 OF INTERSTATE HIGHWAY NO. 25 TO THE WESTERLY LINE OF PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 [PROJECT I 092-1 (1)] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 2, 1958, IN BOOK 1499 AT PAGE 586 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S00°22'43"W, 67.47 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 TO THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2945897;

THENCE CONTINUING S00°22'43"W, 1913.60 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 TO A POINT OF CURVE TO THE LEFT THEREOF;

THENCE SOUTHERLY, 561.00 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 TO THE TRUE POINT OF BEGINNING; SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 2°46'20", AND BEING SUBTENDED BY A CHORD THAT BEARS S01°00'27"E, 560.95 FEET.

EXCEPT A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 3 T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS S00°29'13"W, 2668.40 FEET (BASIS OF BEARING), THENCE S89°40'11"W, 2648.64 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 3 TO THE C1/4 CORNER OF SAID SECTION 3, THENCE S89°41'06"W, 2143.59 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 3 TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO WILLARD GULL AS DESCRIBED IN WARRANTY DEED RECORDED MAY 14, 1969, IN BOOK 609 AS RECEPTION NO. 1531360 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE S00°47'14"W, 30.01 FEET ALONG THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 609 AS RECEPTION NO. 1531360 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S00°47'14"W, 450.08 FEET ALONG THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 609 AS RECEPTION NO. 1531360 TO THE SOUTHEAST CORNER THEREOF;

THENCE S89°41'06"W, 453.83 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 609 AS RECEPTION NO. 1531360 TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7;

THENCE N00°47'14"E, 450.08 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5;

THENCE N89°41'06"E, 453.83 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5 TO THE TRUE POINT OF BEGINNING;

TOTAL AREA = 407.861 ACRES, MORE OR LESS.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF "ST. VRAIN STATE PARK ANNEXATION NO. 2".

OWNER: STATE OF COLORADO,  
ACTING BY AND THROUGH THE COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION AND THE BOARD OF PARKS AND OUTDOOR RECREATION

BY: LYLE LAVERTY, DIRECTOR

STATE OF COLORADO }  
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, A.D., 2006, BY LYLE LAVERTY, DIRECTOR.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC  
My Commission Expires March 19, 2007

MY COMMISSION EXPIRES

OWNER: STATE OF COLORADO,  
COLORADO STATE BOARD OF LAND COMMISSIONERS

BY: BRITT WEYGANDT, DIRECTOR

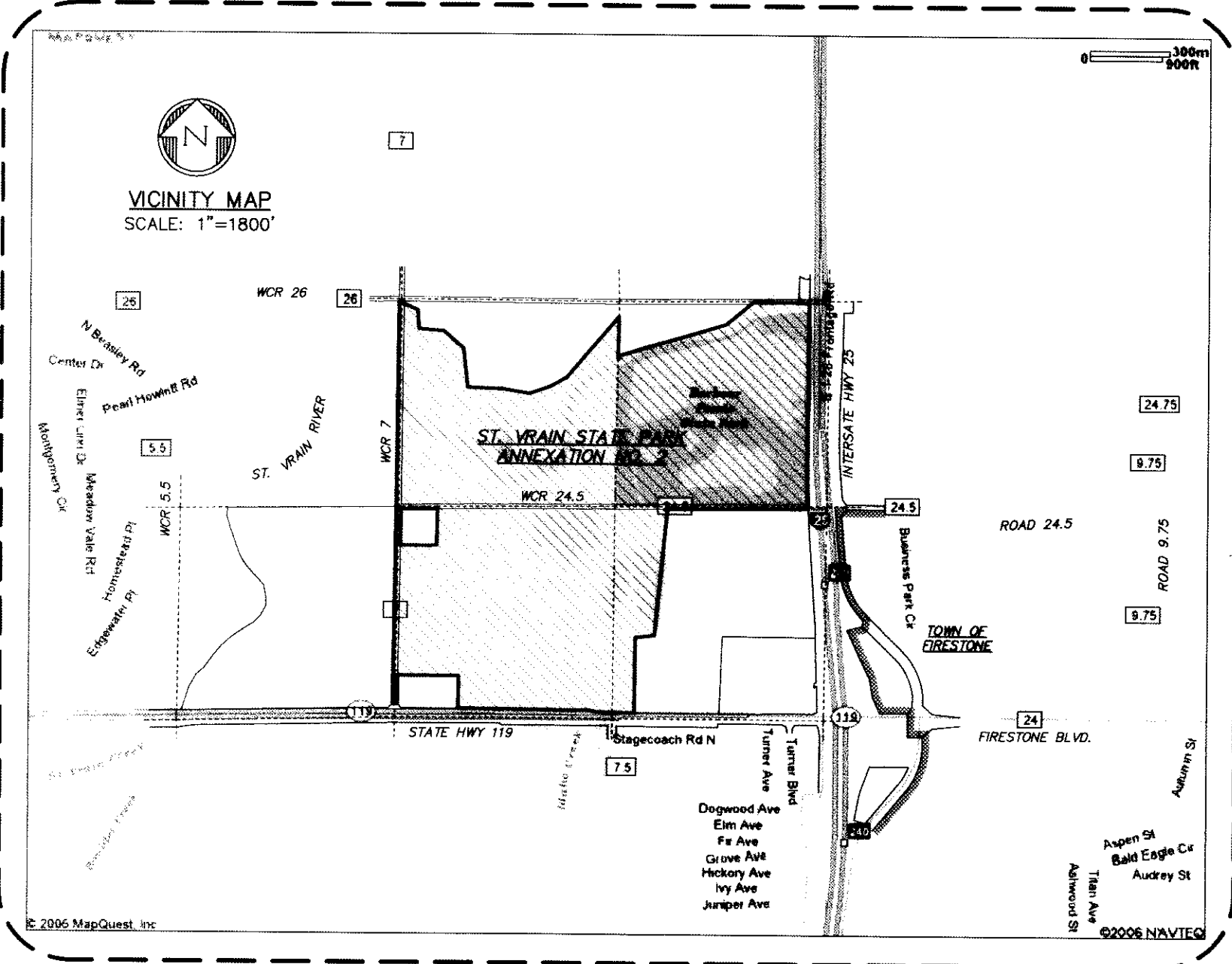
STATE OF COLORADO }  
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, A.D., 2006, BY BRITT WEYGANDT, DIRECTOR.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC  
My Commission Expires March 19, 2007

MY COMMISSION EXPIRES



CONTIGUITY

TOTAL PERIMETER OF AREA TO BE ANNEXED . . . . . 24,488.99 FEET  
CONTIGUITY WITH EXISTING TOWN LIMITS . . . . . 4,524.17 FEET  
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER) . . . . . 4,081.50 FEET  
CONTIGUITY EXCEEDING 1/6 MINIMUM REQUIREMENT. . . . . 442.67 FEET

NOTES

1. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT EAST LINE OF THE SE1/4 OF SECTION 3, T2N, R68W OF THE 6TH P.M. BEARS S00°29'13"W AS MONUMENTED AND SHOWN HEREON.
2. THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES.
3. NO RECORDED EASEMENTS OR APPARENT EASEMENTS OR RIGHTS-OF-WAY ARE SHOWN ON THIS MAP.
4. LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE "ST. VRAIN STATE PARK ANNEXATION NO. 2" WAS APPROVED ON THE 12th DAY OF December, 2006, BY Lyle Laverty, MAYOR, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

Lyle Laverty MAYOR  
Judy S. Hegwood ATTEST: TOWN CLERK



NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF THE PARCELS SHOWN HEREON IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FIRESTONE, AND THAT THIS PLAT COMPLIES WITH SECTION 31-12-(107)(d), COLORADO REVISED STATUTES, CONCERNING ANNEXATION PLATS.

Frank N. Drexel  
FRANK N. DREXEL  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 24365  
DATE: 12-12-06

OWNERS - APPLICANT

COLORADO STATE PARKS  
1313 SHERMAN STREET, ROOM 618  
DENVER, CO 80203  
(303) 894-2585 x11  
ATTN: GREG MONROE

TECHNICAL CONSULTANTS

CIVIL ARTS-DREXEL GROUP  
1860 LEFTHAND CIRCLE, SUITE A  
LONGMONT, CO 80501  
(303) 682-1131  
ATTN: FRANK N. DREXEL, PLS

LEGEND

FIRESTONE TOWN LIMITS . . . . .  
ROAD. . . . .  
ST. VRAIN RIVER . . . . .  
POND. . . . .



Engineering • Planning • Surveying  
1860 Lefthand Circle, Suite A • Longmont, Colorado 80501 • (303) 682-1131

ST. VRAIN STATE PARK ANNEXATION

ANNEXATION MAP

NAME OF SUBMITTAL: ST. VRAIN STATE PARK  
TYPE OF SUBMITTAL: ANNEXATION NO. 2  
FILING NUMBER:  
PHASE NUMBER:  
SHEET TITLE: ST. VRAIN STATE PARK  
PREPARATION DATE: AUGUST 9, 2006  
REVISION DATE: DECEMBER 1, 2006  
REVISION DATE:  
REVISION DATE:

SHEET 1 OF 3



TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO  
SHEET 2 OF 3



SHEET 2 OF 3

## ST. VRAIN STATE PARK ANNEXATION NO. 2

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

*SHEET 3 OF 3*

